058.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,200 / 865,200
					USE VALUE:	865,200 / 865,200
					ASSESSED:	865,200 / 865,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAGENBUCH JOHN
Owner 2:	HAGENBUCH DANA
Owner 3:	
Street 1:	21 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WONG THOMAS M/LORRAINE -
Owner 2:	-
Street 1:	21 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,434 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1782 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9434.000	373,100		492,100	865,200
Total Card	0.217	373,100		492,100	865,200
Total Parcel	0.217	373,100		492,100	865,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.45 | /Parcel: 485.4

Legal Description

User Acct 38097

GIS Ref

GIS Ref

Insp Date 09/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 058.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,200	0	9,434.	492,100	865,300	865,300	Year End Roll	12/18/2019
2019	101	FV	282,700	0	9,434.	485,100	767,800	767,800	Year End Roll	1/3/2019
2018	101	FV	321,800	0	9,434.	372,600	694,400	694,400	Year End Roll	12/20/2017
2017	101	FV	321,800	0	9,434.	351,500	673,300	673,300	Year End Roll	1/3/2017
2016	101	FV	321,800	0	9,434.	323,400	645,200	645,200	Year End	1/4/2016
2015	101	FV	299,900	0	9,434.	302,300	602,200	602,200	Year End Roll	12/11/2014
2014	101	FV	299,900	0	9,434.	278,400	578,300	578,300	Year End Roll	12/16/2013
2013	101	FV	299,900	0	9,434.	278,400	578,300	578,300		12/13/2012

!4934!

PRINT

Date	Time
12/10/20	19:53:45

LAST REV

Date	Time
08/20/20	10:12:44

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4934

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WONG THOMAS M/L	45180-62		5/12/2005		612,000	No	No		
RYAN GERTRUDE M	35136-23		3/27/2002		420,000	No	No		
	10585-480		7/17/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	623	Addition	270,000	O				
8/17/2018	1183	Re-Roof	18,865	C				
2/2/2018	123	Insulate	7,730	C				
7/30/2015	1055	Renovate	167,742		7/30/2015			Remodel baths on 2

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	PH	Patrick H
8/10/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Meas/Inspect	189	PATRIOT
6/12/2007	MLS	MM	Mary M
2/1/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38097
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9434		Sq. Ft.	Site		0	70.	0.75	6									492,115						492,100	

Total AC/HA: 0.21657 | Total SF/SM: 9434 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,115 | Spl Credit | Total: 492,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23914289
Const Adj.:	0.98500049
Adj $ / SQ:	158.672
Other Features:	123000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458375
Depreciation:	85258
Depreciated Total:	373117

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

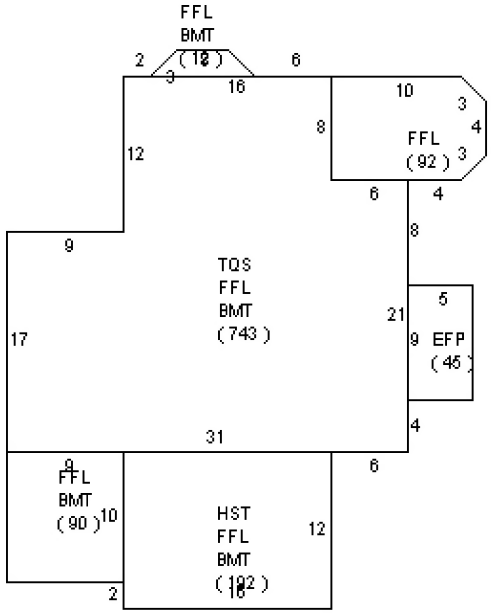
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.67
Special Features:	0	Val/Su Net:	130.27
Final Total:	373100	Val/Su SzAd	209.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,129	158.670	179,141
BMT	Basement	1,037	47.600	49,363
TQS	3/4 Story	557	158.670	88,420
HST	Half Story	96	158.670	15,233
EFP	Enclos Porch	45	71.510	3,218

Net Sketched Area:	2,864	Total:	335,375
Size Ad	1782.25	Gross Are	3146	FinArea	1782
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	